



Planning & Zoning Commission Minutes

November 5, 2025, 5:30pm – City Council Chambers
3rd Floor City Hall, 255 N 4th Street

Notice is hereby given that the Planning and Zoning Commission will meet at the above date and time. Any member of the public seeking to submit comments relating to an Agenda item or public hearing may do so in person at the meeting or should submit their comments to www.grandforksgov.com/councilcomments or call 701-746-2661 for further information. All online comments received prior to 5:00 p.m. on the meeting day will be considered part of the record of the meeting as if personally presented.

1. Roll Call

_X_Arel _X_Budke _X_Klava _X_Holt _X_Matson _X_Reichert _Sande _X_Wasvick

2. Reading and Approval of Minutes for October 1, 2025, meeting.

Motion by Reichert, second by Budke. Minutes approved as submitted.

3. Public Hearings, Final Approvals, Petitions, and Minor Changes

- 3-1 Replat of Lot B, of the Replat of Block 1, Southern Estates Sixth Addition, located at 2601 45th Avenue South.

Ms. Grasser provided background on the request. She stated that the replat is splitting one lot into 5 different lots with a common space for potential to sell or rent out the individual properties. The buildings that will be occupying the proposed lots are currently under construction.

Public hearing opened. No comments. Public hearing closed.

Motion by Reichert, second by Holt for approval of request. Motion carried unanimously.

- 3-2 Variance to Subdivision Regulations, Access Control, located at 1660 South 42nd Street.

Ms. Grasser provided background on the item. She stated that the request is to shift the platted access control to the west from 180 feet from S 42nd St to 218 feet, and to widen the access on 17th Ave S from 21.5 feet to 26 feet in width.

Mr. Reichert requested to be recused. Motion carried unanimously. Reichert recused.

Public hearing opened. No comments. Public hearing closed.

Motion by Arel, second by Matson for approval of request. Motion carried unanimously.

The next regular meeting is **December 3, 2025**, at 5:30 pm in City Hall Council Chambers, 255 N 4th St. Any individual requiring special accommodations to allow access or participation at city meetings is asked to notify the ADA Coordinator (701-746-2665) of their needs one week prior to the meeting.

- 3-3 Replat of Lot F, Block 1, Business Park Third Resubdivision, located at 2601 South 46th Street.

Mr. Brooks provided background on the item. He stated that the replat will split current Lot F into two lots to allow development on Lot M by Ideal Aerosmith.

Public hearing opened. No comments. Public hearing closed.

Motion by Reichert, second by Klava for approval of request. Motion carried unanimously.

4. Communications and Preliminary Approvals

- 4-1 Ordinance to amend the zoning map to rezone from Greenberg PUD Amendment 5 (PUD Commercial B-3) to Greenberg PUD Amend 6 (PUD Limited Business B-1), located at 3909 South 38th Street.

Ms. Edwardson provided background on the item. She stated that the request is to rezone from B-3 uses to B-1 uses to develop as multi-family. The PUD amendment also includes a request to increase allowable impervious surface area on site and for a 25-foot frontyard setback. Both these variance requests match the adjacent multi-family.

Motion by Reichert, second by Holt for approval of request. Motion carried unanimously.

- 4-2 Ordinance to amend the zoning map to rezone from B-3 General Business District to Leever's PUD to reduce required parking, located at 715 South Washington Street.

Mr. Brooks provided background on the item. He stated that the current site is required to have 209 parking stalls and has 157 stalls. However, the site is generally known to have excess parking. Currently, the parking ordinance is under review and proposed changes will come forward soon. Under the new proposed parking requirements, the current site would be over the new requirement. Excess parking on sites could allow and incentivize development in these areas.

A 7Brew coffee kiosk is proposed on the northwest corner of the site, and this proposed development would eliminate approximately 39 parking stalls from the existing site. With this proposed removal of parking, the site would be short about 15 parking stalls even under the new proposed parking requirements. Staff also has concerns regarding the drive-thru queue backing up into the right-of-way as the existing 7Brew location is experiencing very long queuing lines, and staff has received complaints.

Mr. Reichert asked if a joint parking agreement would be possible with the owners of the parking lot across S 12th St. Mr. Brooks stated that it is possible but would need approval.

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Mr. Reichert asked if the 7Brew building would be permanent. Mr. Brooks stated that it would be.

Mr. Wasvick stated concern over long queueing lines blocking parking stalls.

Mr. Budke asked about the realignment of 8th Ave S. Mr. Brooks stated that staff felt they should mention it, but the timeline for the project is unknown at this time. The realignment is sought to alleviate safety issues arising from the continuous left turn lane on S Washington St. Ms. Edwardson stated that funding is being requested by the City for the project from the NDDOT.

Matthew Gilbert, Matt Development Company, stated that a shared parking agreement with the parking lot across S 12th St has been explored, but was rejected by the owner of the lot. Mr. Gilbert stated that the existing 7Brew location on 32nd Ave S is very busy, and they are aware of traffic issues caused by long queuing lines. Cell phone location data is showing traffic originating from the side of the city closer to the proposed location, so the proposed location could help traffic issues at the 32nd Ave S location. Mr. Gilbert stated that the existing site has excess parking and that the proposed development would decrease the amount of impervious surface area on site. Additionally, access to the development would be from S 12th St, and more stacking will be available than the other 7Brew location.

Mr. Reichert stated that traffic is very minimal in this area, and that it is a good use of the currently vacant property. He expressed disappointment that a shared parking agreement couldn't be reached with the owner of the lot across S 12th St.

Mr. Matson asked if S Washington St would be widened in the future that would potentially eliminate one of the drive-thru lanes proposed with the development. Mr. Brooks stated that he is not aware of whether that would be needed. Mr. Gilbert stated that NDDOT has no plans to widen S Washington St.

Mr. Budke stated that a drive-thru coffee development is not the best land use for the location and stated that he does not share staff's concerns regarding the removal of parking. He stated that the request is overall positive for the site as it is adding intensity to an existing overparked site. Considering this, he asked why staff is not in support. Mr. Brooks stated that providing enough parking on site is still a staff concern, and this proposal would be taking too much parking away.

Mr. Holt stated that the existing 7Brew location doesn't have an issue with parking supply since it is mostly employees who utilize the parking, so drive-thru stacking is the main concern at the new location. Mr. Gilbert stated that the proposed location would be drive-thru service only. Mr. Holt stated the new location would take pressure off the existing location and stated that he is in favor of the request.

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Mr. Matson stated that the parking lot was full one evening earlier in the week when he visited the site. Additionally, adding another coffee shop in the area will further complicate left-hand turns on S Washington St, so he does not support the request.

Motion by Reichert, second by Budke for approval of request. Motion carried 5-2 with Matson and Wasvick dissenting.

- 4-3 Replat of Lot 1, Block 1, Auditor's Subdivision No. 26, located at 3900-4200 Block of 17th Avenue South.

Mr. Brooks provided background on the item. Request is to replat a City-owned lot which is currently a drainage ditch along S 17th Ave S to dedicate it as right-of-way.

Mr. Reichert requested motion to be recused. Motion by Arel, second by Budke to recuse, all in favor. Mr. Reichert recused.

Motion by Matson, second by Holt for approval of request. Motion carried unanimously.

5. Reports from the Planning Department

- 5-1 Missing Middle Code Audit Presentation

Elizabeth Decker, Jet Planning, gave a presentation on the Missing Middle Code Audit done for Grand Forks's Chapter XVIII Land Development Code. Ms. Decker provided information on the analysis of Grand Forks's code and opportunities to increase feasibility of development of Missing Middle housing in Grand Forks. Full report available on meeting agenda page.

Mr. Reichert asked if building or fire codes were analyzed as part of the audit. Ms. Decker stated that the audit was for zoning code only. She stated that some states have reclassified some missing middle housing types into residential building code instead of commercial building code.

Mr. Budke asked about the use of alleys in new developments. Ms. Decker stated that regulations could require alley-loaded greenfield developments or incentivize them. Ms. Edwardson stated that alleys in new developments are a possibility. Mr. Wasvick stated that the feasibility of certain Missing Middle developments is dependent upon affordability and demand.

Mr. Budke stated that since a large majority of the city is zoned as R-1 Single Family Residential, there are currently very limited opportunities to increase residential densities in these areas. Mr. Wasvick voiced concerns about changing existing neighborhood character.

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Mr. Reichert asked if developers would have built past residential developments denser if it were permitted by City regulations. Adam Anvarinia, Premiere Homes & Builders, stated that they would have built more units if it were permitted.

Mr. Reichert stated that all stakeholders involved in this multi-faceted issue should be convened to build support. Ms. Edwardson stated that public input is going to be an obstacle to increasing density in existing single-family areas, so community understanding of and support for incremental increases in density is key. Mr. Reichert stated that stakeholders can increase community buy-in.

Mr. Matson asked about the implementation of ADUs in other ND cities. Ms. Edwardson stated that other cities have not seen large numbers of ADUs developed since they have to be built to building codes.

5-2 Monthly Update

Ms. Grasser gave the November monthly update.

6. **Other Business**

7. **Adjournment**

Motion to adjourn by Mr. Reichert. Adjourned at 7:07pm.